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City of Santa Rosa
JUN 09 2017
Planning & Economic Development Department

May 26, 2017

Amy Nicholson
City Planner
Planning and Economic Development
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404
Tel. (707) 543-3258
Fax (707) 543-3269
anicholson@srcity.org

Design Review and Hillside Narrative
Residence Inn Santa Rosa / 0 Broadacre Circle (Round Barn Circle)
APN 173-020-008

Dear Amy,

Tharaldson Hospitality is pleased to present for the review by the City of Santa Rosa Planning, Building and Public Works Departments our proposed Residence Inn Hotel by Marriott located on Round Barn Circle. We believe a hospitality land use in conjunction with the adjacent hospitality and medical office uses will provide exceptional amenities supporting not only the Santa Rosa community but creating a regional attraction as well.

GENERAL DESCRIPTION

Tharaldson Hospitality will design, develop and operate a first class, top-tier Residence Inn Hotel by Marriott with 114 rooms located on 4.6 acres at 0 Broadacre Circle. The property is zoned PD 72-001 (Planned Development). The project site is parcel 6 of the Fountain Grove Executive Park and was previously graded for a future commercial building that was not constructed.

The design of the proposed project provides a building and on-site parking that utilizes the natural topographic contour lines to minimize impact to existing grades. An internally stepped building is proposed to conform to the existing site slope with minimal excavation. A previously graded pad exists on the site and this portion of the site is proposed to be developed with the remainder to remain undisturbed.

The proposed building is a 114 room, three-story structure, type V-A (1-hour) fully sprinklered construction, with a partial basement level that is fully exposed on the downward slope of the site. The basement level contains guestrooms, fitness room and access to the outdoor pool. The first level of the building contains the main entrance on the north side, hotel lobby, lodge and associated common and administrative areas, guestrooms and a south-facing terrace overlooking pool and majestic views beyond. Levels two and three are guestrooms.

On-site parking is provided on a 1-space per guestroom ratio: total 114 parking spaces and includes 5 accessible spaces. Accessible building entrances are located on the North and East. Parking lot design is "garden style" with landscape islands and trees for every 6 vehicles or less.

The building height from the entrance level to the highest point of the roof is 39 feet, while the majority of roofline is at 34 feet. The building main entrance elevation is approximately the same level as the western-most vehicular entrance from the Round Barn Circle, and utilizes existing grades. The fire access to the building is maintained on two areas: on the building South and East façades.

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BACKGROUND

File No. DR16-056

- Presented to Design Review Board October 20, 2016
- Presented again to Design Review Board February 16, 2017 with revisions
- Current Plans incorporate additional revisions from February 16, 2017 DRB comments







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ARCHITECTURE

Building design vernacular was developed to complement the adjacent office and hotel uses with modern elements.

The design of the building is using flat roof with shed sloped roof elements at building ends and focal points. Parapets are designed at the lowest possible elevation to reduce building height as much as possible. The top level of the building is a unifying band of dark grey color that is interrupted with projecting vertical fiber-cement panel cladding at regular intervals. This gives the top level the appearance of a steep roof with dormers and helps to visually reduce building height.

Stepped design in west elevation separates the building into two parts. This allows for two separate color and material patterns on the same elevation while helping the building to appear as two similar but separate structures. To soften and to lower the corner element at the step on the west elevation, and to take advantage of majestic views of the valley, a guest outdoor lounge area was designed on the top level of the hotel. Rooms below were fitted with floor to ceiling corner glazing and balconies.

Light gray fiber-cement paneling is used on certain building forms at the base. The accent material on the focal building elements is fiber-cement panels that have the color and texture similar to dark-stained wood plank siding. Metal trellis covers are used over private patio and public lounge areas of the hotel.

The proposed project complies with the City's Design Guidelines and all other applicable provisions of Zoning Code; It is consistent with the General Plan use. The establishment, maintenance, or operation of the hotel will not be detrimental to the public health, safety, or general welfare.

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HILLSIDE DEVELOPMENT

1. Site Overview

The site in general slopes toward west and freeway 101. Figure A shows topographic lines and shaded areas. The lightest shade indicates slopes less than 10% and darkest shades are 25% or more. The relatively flat area along the east side of the property, along Round Barn Circle is approximately 60' higher than the freeway 101. It has the apparent man-made contours. The Round Barn Circle is sloping down in northerly direction. The street elevation on the south-east end of the property is about 22' higher than on the north east. The site is well hidden from many areas along 101 by another hill formation on the south and by tree groves. The site is best visible from North-West through a view corridor between tree groves and an office building along Old Redwood Highway at the foothill.

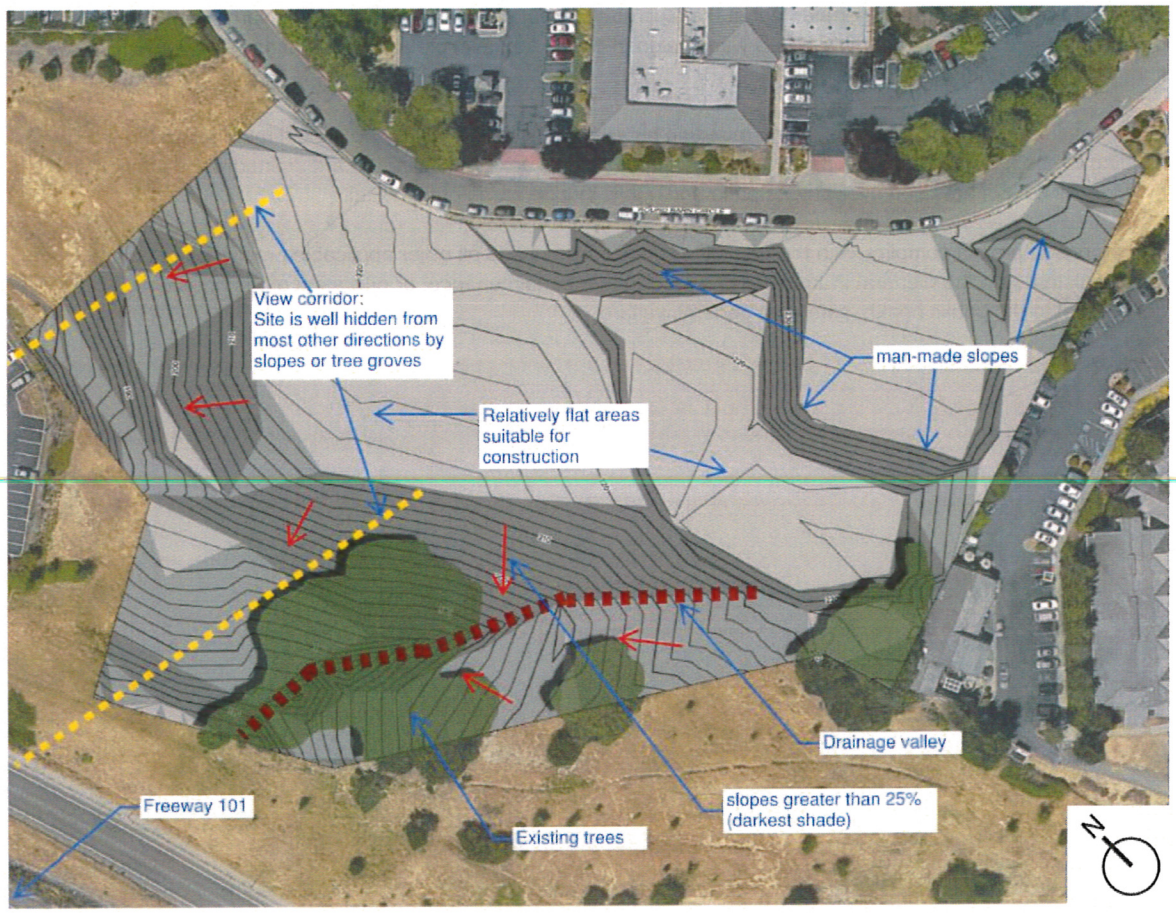


Figure A

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2. Site Design Approach

The design team has done extensive studies to design the building and to position it on the site in the manner that would require minimal new grading to the existing topography. The majority of proposed site work and building footprint is located on a relatively flat area on the site's Northeast, along the Round Barn Circle. Where a traditional approach to grade for a flat building site could have resulted in numerous retaining walls or steep man made slopes. Instead, stepped building design was adopted to reduce and virtually eliminate the need of visible retaining walls on the westerly sloped area of the site.

The shape of the building footprint has been adapted to best fit with the existing natural contours to the maximum extent feasible. Figure B shows how the stepped building with internal retaining wall creates a lower relatively flat area that is just slightly lower than the existing plateau area of prior grading. Without any visible retaining walls or steep man-made slopes the proposed building fully engages the topography with minimum alterations least visual impact to the existing slopes.

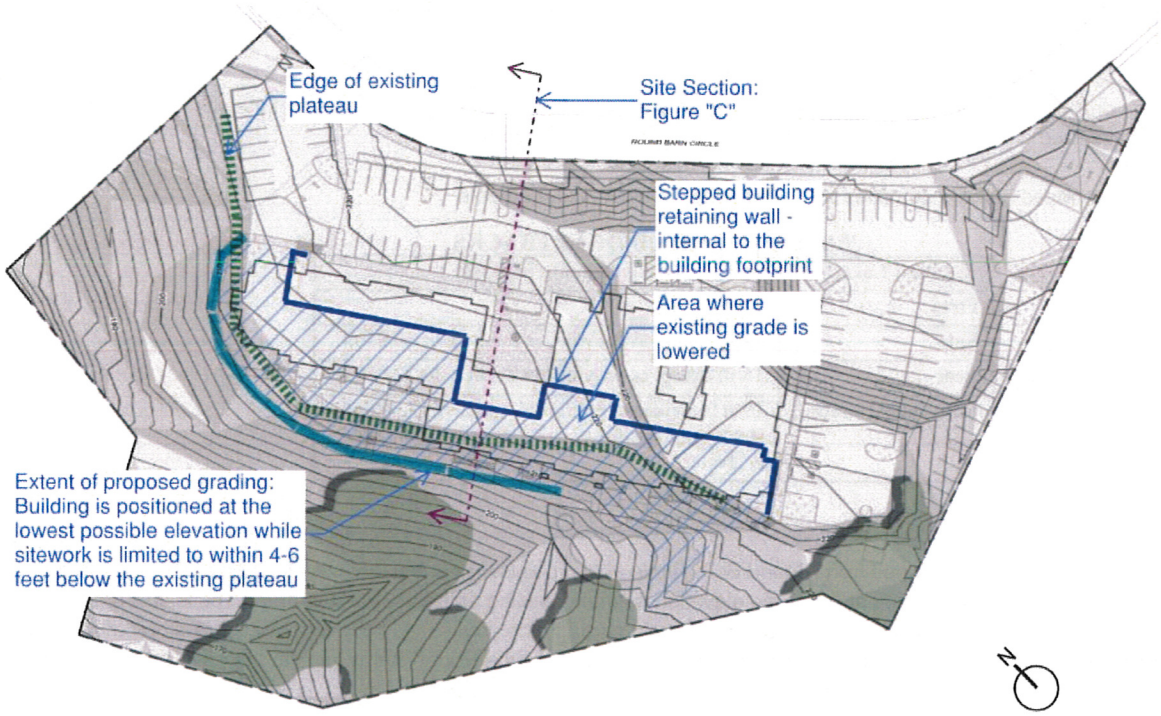


Figure B



Figure C

Site cross-section in Figure C demonstrates how the proposed stepped building design engages the existing topography with minimal alterations.

The proposed site development will not impact any existing trees. About 1/3 of the area of the site including the existing tree groves and most westerly slopes is to remain undisturbed.

The proposed building complies with all Hillside Setback Requirements

TABLE 3-3—HILLSIDE SETBACKS

Setback Location	Minimum Setback
Front	20 ft
Side	15 ft, except as provided in Section 20-32.050.C.
Rear	15 ft, except as provided in Section 20-32.050.C.
Residential Garage	19 ft from rear of public sidewalk, or 19 ft from street property line or street plan line, whichever is greater.

3. Site Access.

Site access shall be provided from Round Barn Circle at two points. The main driveway located at the north end of the property is approximately at the same elevation as main building entrance. Parking area at building front shall only have minimal slope required for drainage. Parking area to the south shall have a gentle cross-slope of approximately 4 percent to minimize the difference in grade from the Round Barn Circle to the east, and to allow for southern access driveway which shall not exceed average slope of 15 percent.

4. Existing Slope Impact Analysis

The proposed site development makes full effort to locate the building in the most accessible, least visually prominent, most geologically stable, portion of the site, by positioning it on an existing pad area which is the lowest feasible elevation. The plan is shaping building footprint to closely match the natural contours, and by "stepping" the building on interior to position where it is in the most geologically stable and avoids large areas of flat pads. Vast majority of the new site development is located on the existing pad areas where slopes are less than 10%. These several distinct plateau areas are the result of past grading. The diagram in Figure D shows the site areas with a slope of 25% or more that are impacted by the proposed development.

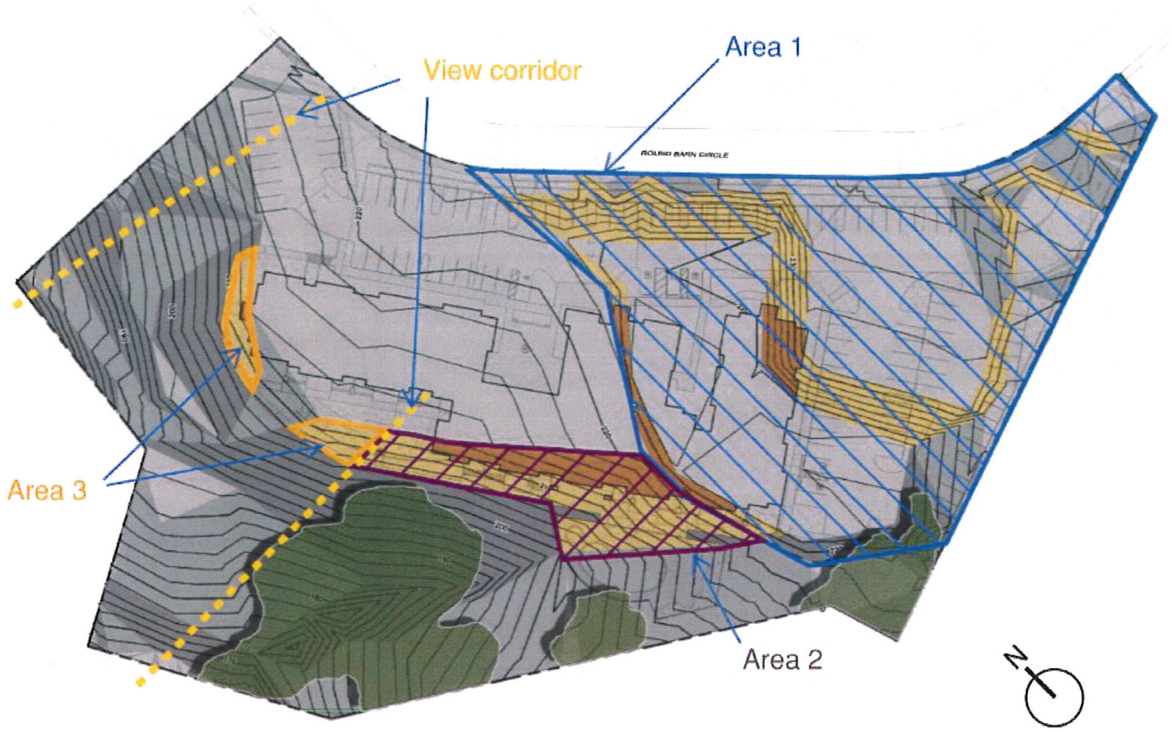


Figure D

Area 1.
This portion of the site contains two large flat areas with only a few man-made slopes exceeding 25% from previous grading. It is hidden from any major viewpoints and is visually insignificant.

Area 2.
This area of the site is behind the back-slope of another hill formation, partially in a depressed area and well hidden from major viewpoints by large tree groves and natural drainage.

Area 3.
This is the only and very limited impact to the existing 25% slopes that are visible from surrounding areas and Freeway 101. It is a result of a stepped building design solution (Figure C) where the building is positioned at the lowest possible elevation to ensure least impact to the topography. The very top of the existing slope in these highlighted areas is proposed to be flattened to form a slightly lower plateau area to accommodate the small recreational space and paved walkway which is following the natural contour line. In addition, a cluster of new trees shown in the landscape plan on the Figure E is planned to be planted down-slope from the northwest corner of the building. This will soften an impact of building height and will provide a visual buffer for the development.

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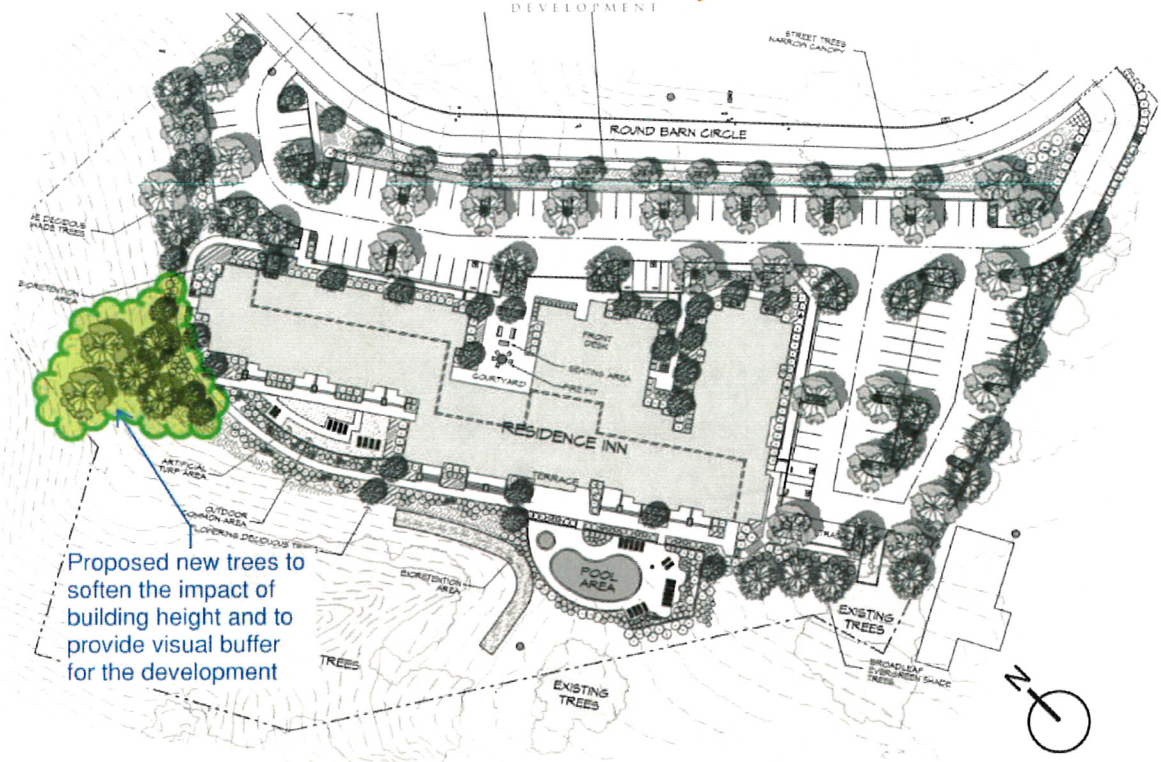
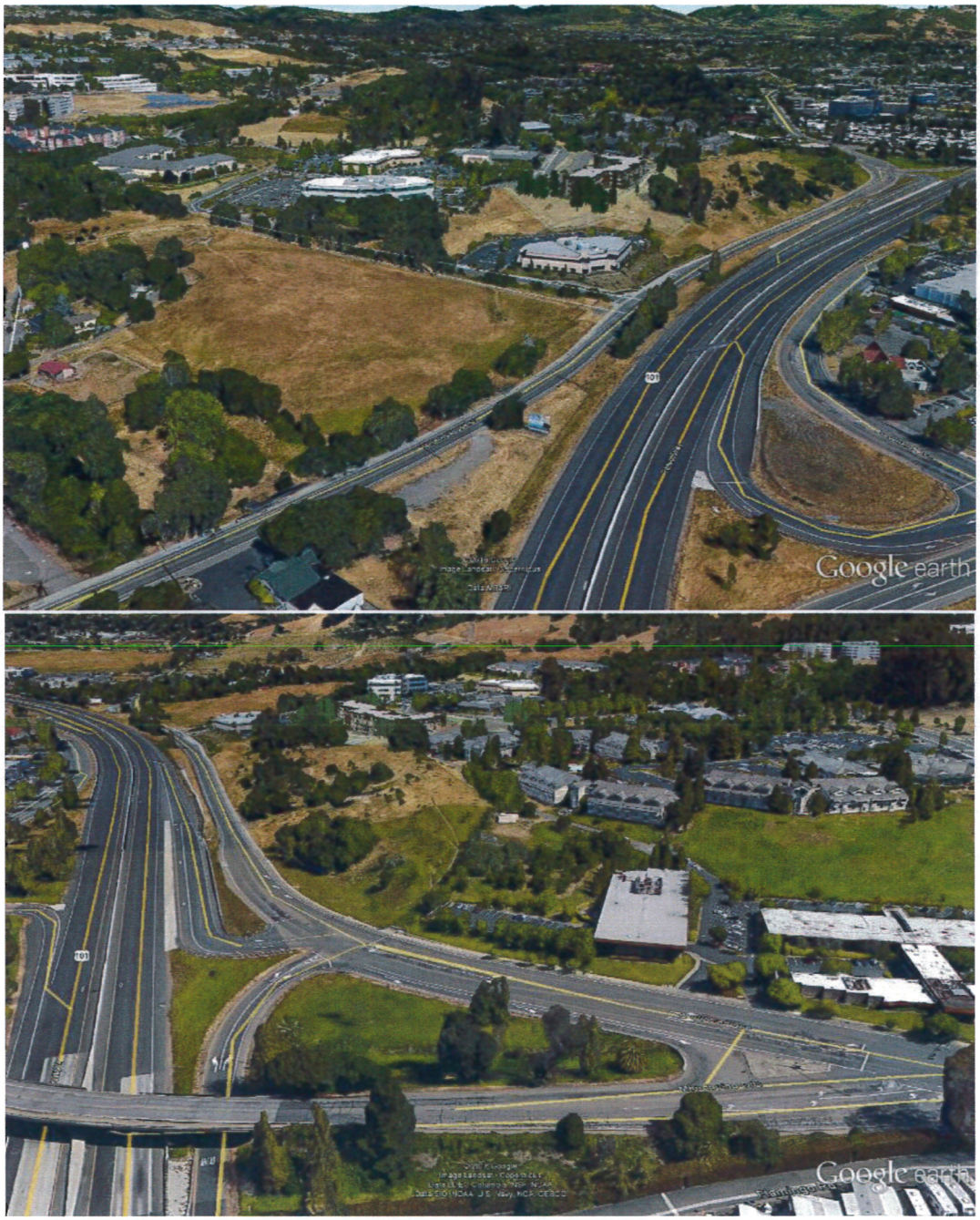


Figure E

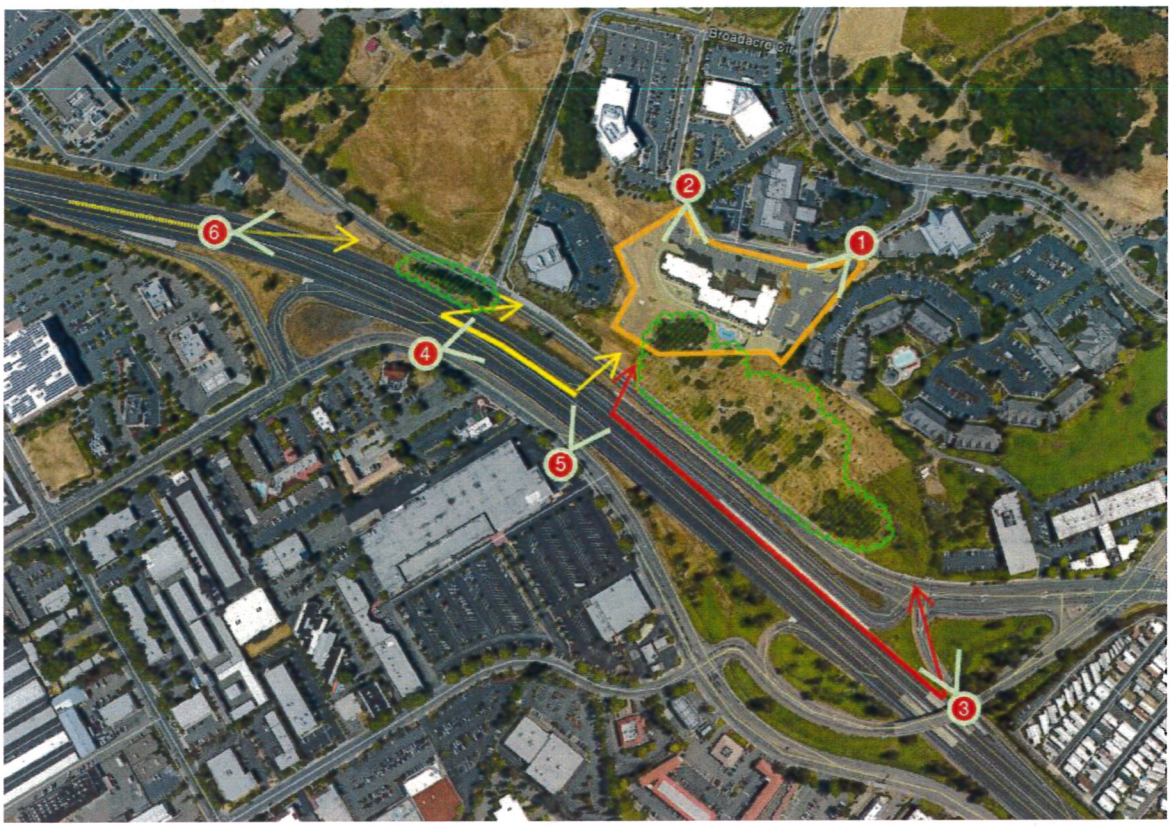
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5. Visual Analysis



Aerial views of proposed development by visual simulation of building model through Google Earth

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Map of the area showing the location of the wiews from which the following photographs and virtual renderings were taken. Yellow line indicates the area on 101 from which the building site is most prominent. Red line indicates area on 101 from which the building ant the site will be mostly covered by existing hillside and tree groves.



View 1: Rendering of the site and the building from Round Barn Circle at south driveway.



View 2: Looking south at the building from Round Barn Circle at north driveway.



View 3. Looking at building site north from overpass on 101.Only upper levels of the proposed building are visible between the existing tree groves.



View 4. Looking at the site from the Cleveland Ave.



View 5. Looking at the proposed building from the Kohl's parking lot. The end of the building on the left is shown partially hidden by the proposed new trees to be planted to soften the appearance of building height.



View 6. Looking South from 101

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We appreciate your assistance in moving forward with this project!

Sincerely,

Don Cape
Director of Development
Tharaldson Hospitality



DR11.1

PHOTO VIEW

Project Number 15.054

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PHOTO VIEW

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PHOTO VIEW

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PHOTO VIEW

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